

# *Brownfield Redevelopment in Rural Iowa*

## *Transforming Brownfields from Obstacles into Opportunities*

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# *How to Empower Rural Communities to Redevelop Brownfields:*

- Outreach to Break Down Government/Institutional Barriers
- Identify Key Local Leaders who can turn Vision into Action
- Help Communities see the “Forest through the Trees”
- Suggest and Stimulate Ideas for Reuse and Redevelopment



# *Leveraging a Brownfield Issue into A Community Betterment Project: State Brownfield Programs a Catalyst for Change*

- Emmetsburg, Iowa (pop. 3900)
- Building w/ Asbestos Contamination
- County/City Hesitant to Take w/Eminent Domain
- Marketed Brownfield Program through City/County Mailing
- County Auditor's Office Call
- Met Locally w/ City/County Officials





# *Asbestos to Action:*

- Brownfield Program Could Help with Asbestos Cleanup
- Asbestos Abatement est. \$16,000
- Needed to Have a Reuse/Redevelopment Aspect
- Suggested a Public use for Site, perhaps a Monument to County Veterans
- Community Ran with Idea
- Brownfield Program Provided \$8,000 for Asbestos Abatement
- County/City Split Remaining Costs

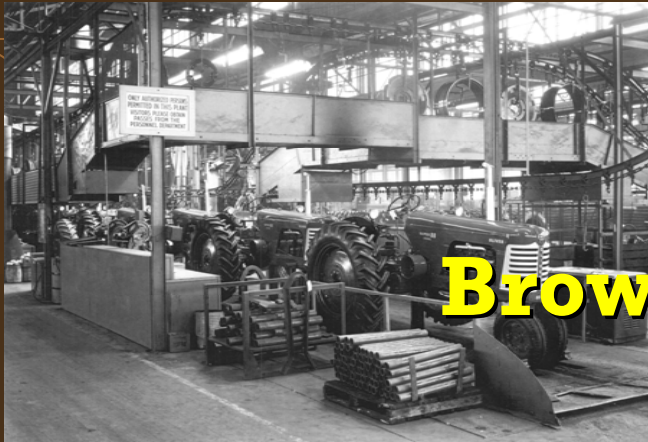


# *Hazardous Site.. to Site of Honor:*

- Memorial Fund Established
- \$27,000 raised
- 10 months from Discussion to Dedication
- Excellent Exposure and Value for State Brownfield Program
- \$8,000 leveraged \$35,000



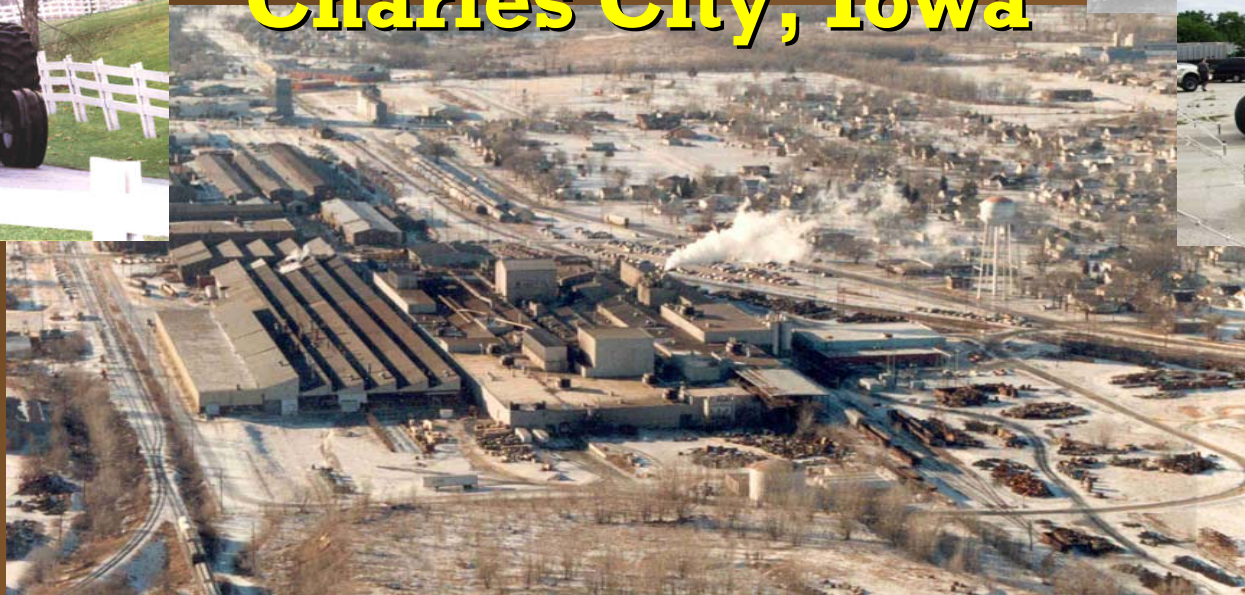




# **Tractor Factory Brownfield Redevelopment Concepts**

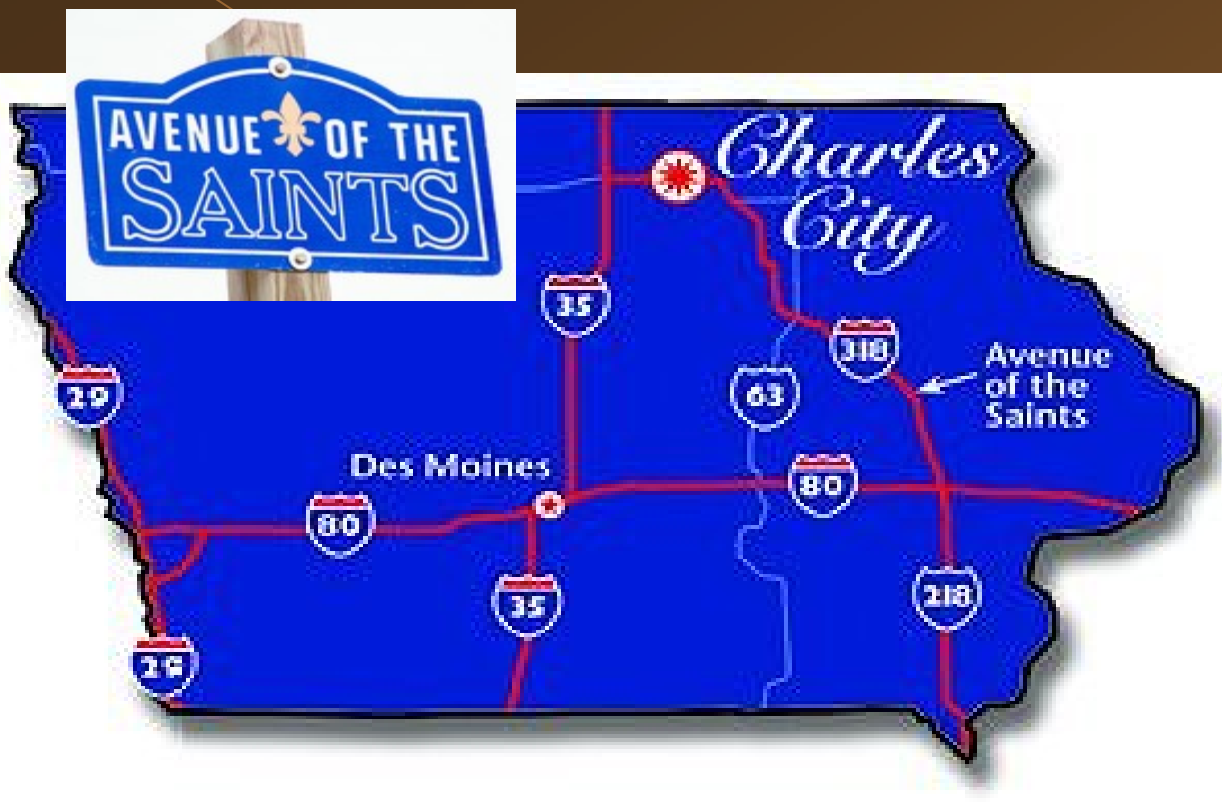


## **Charles City, Iowa**

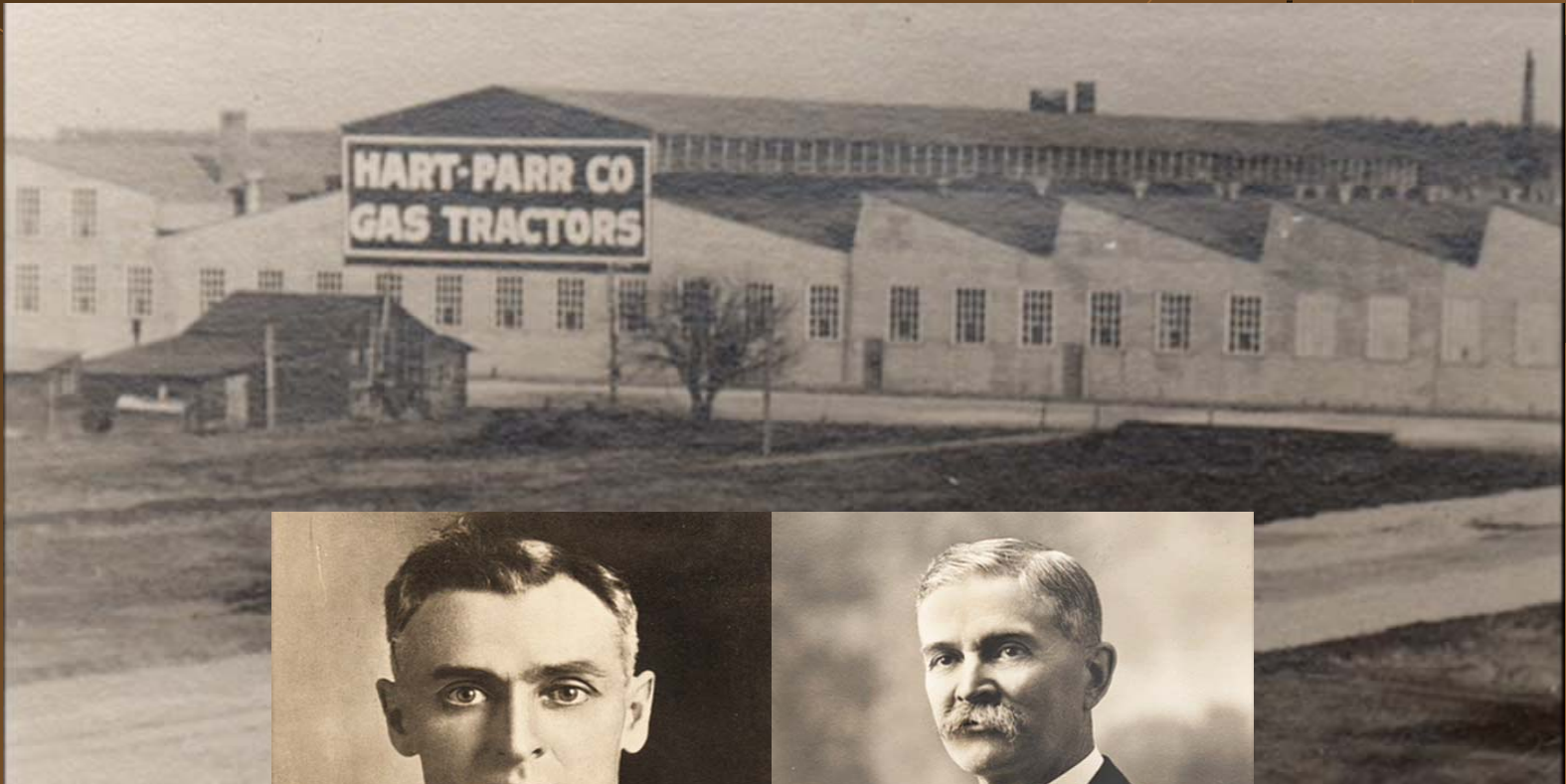




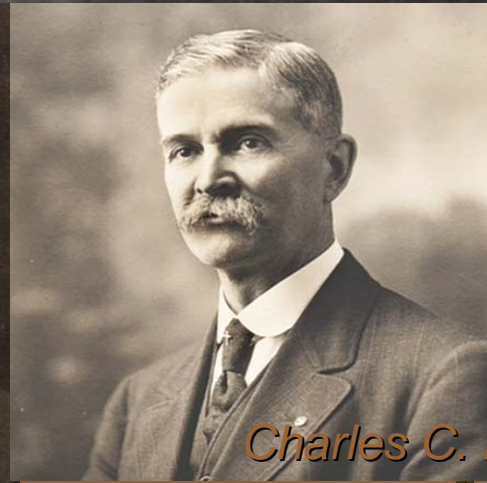
# Charles City, Iowa



# ***Hart-Parr Company and Tractor Factory Begins***



*Charles W. Hart*



*Charles C. Parr*



# *Company Expands..*





## *Hart-Parr becomes Oliver / Hart-Parr*





## ***“Oliver” by WWII***

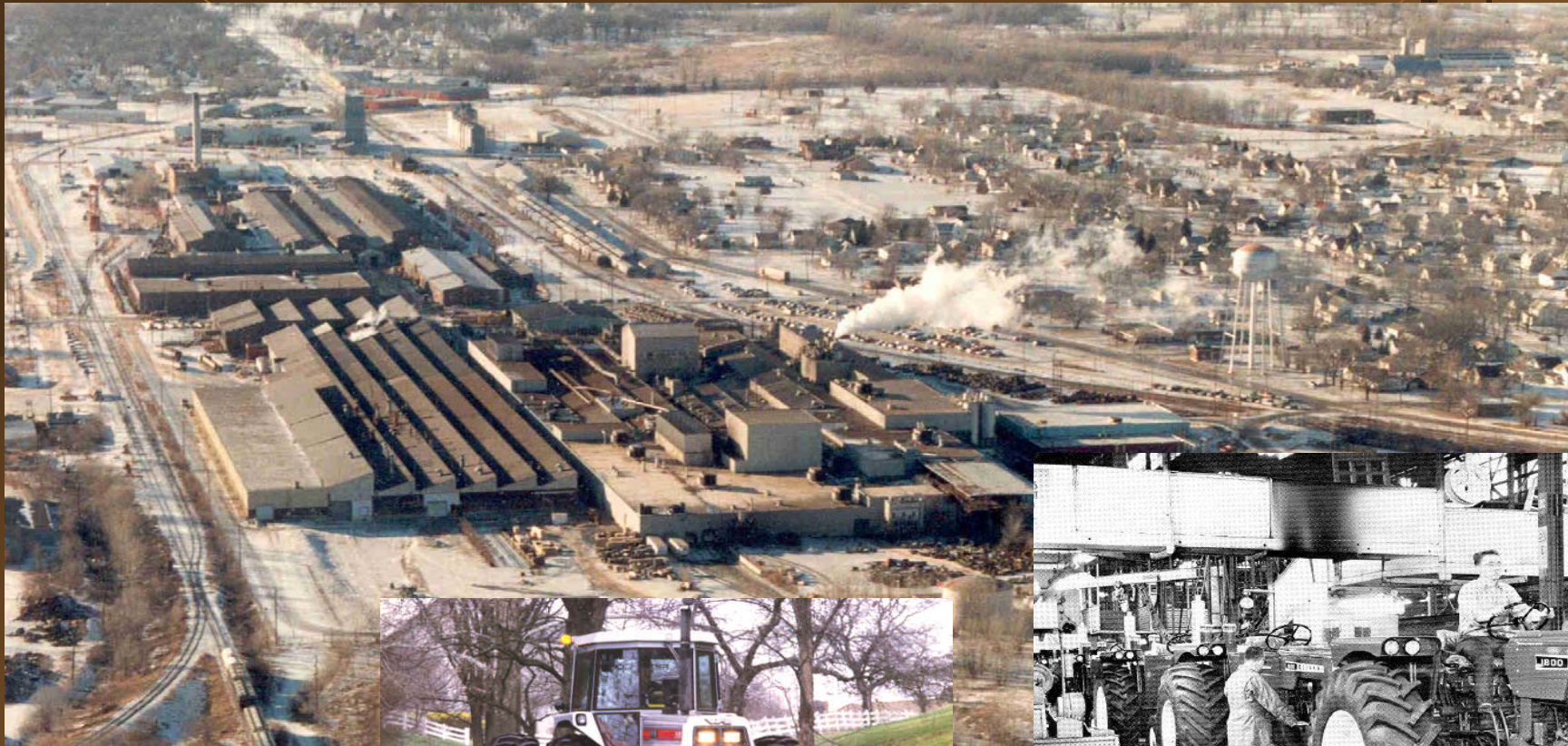


HOME OF OLIVER TRACTORS AND FARM MACHINERY





## *Oliver-White 1960s.. Then White and New Idea Allied*









# Former Factory Site sites idle due to bankruptcy and brownfield stigma





# State Environmental Review of Site makes it Available for Reuse

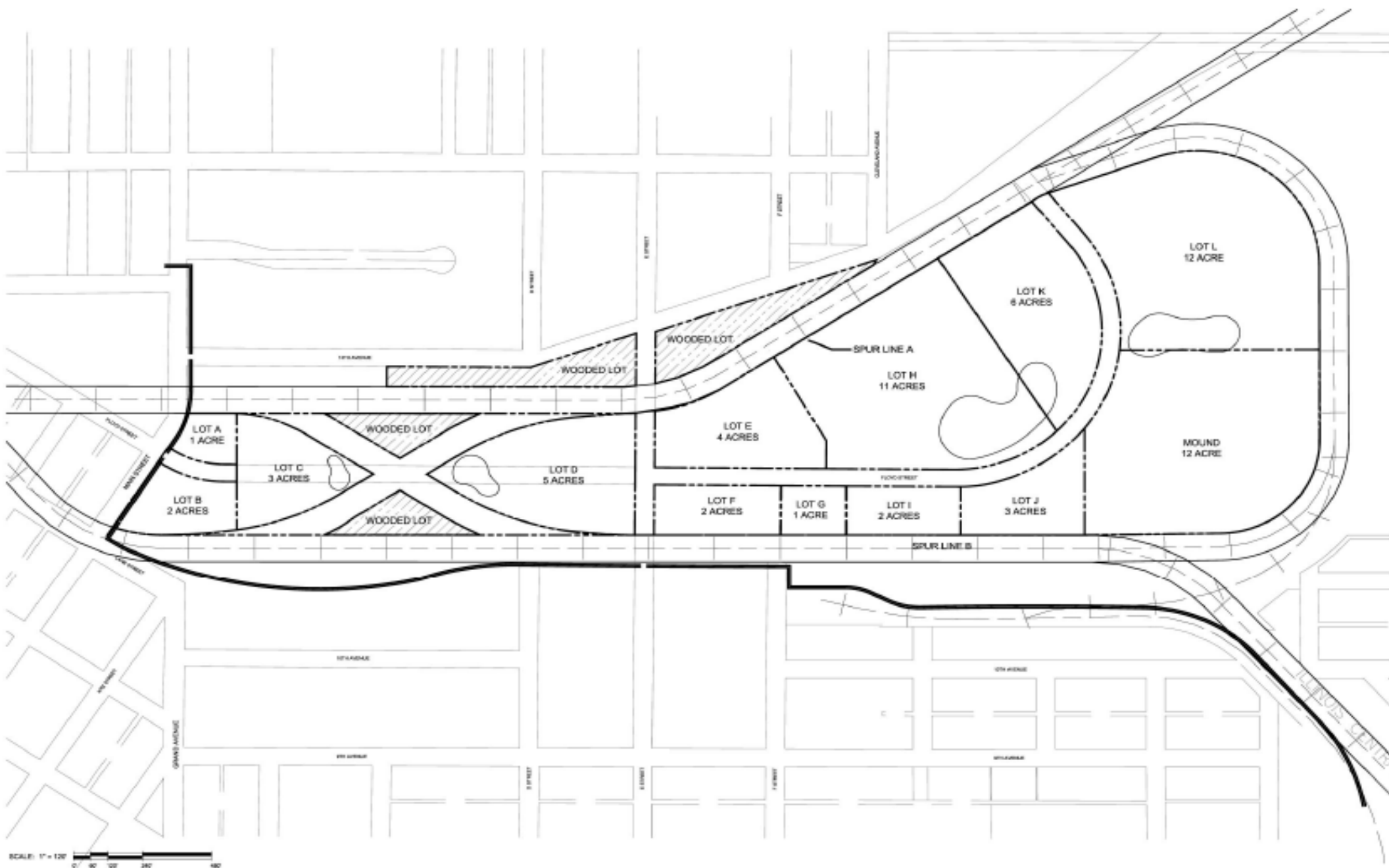
- Iowa Department of Natural Resources (DNR) conducted a “Brownfield Assessment” of site in 2004
- Checked for contaminants to ensure site does not pose a risk for redevelopment
- Site cleared for commercial/industrial reuse



Groundwater Sample Locations

Figure 7









NORTH  
SCALE: 1" = 120'  
0 50 100 150 200

**Oliver Development Park**  
Charles City Area Development Corporation  
Charles City, Iowa 50501

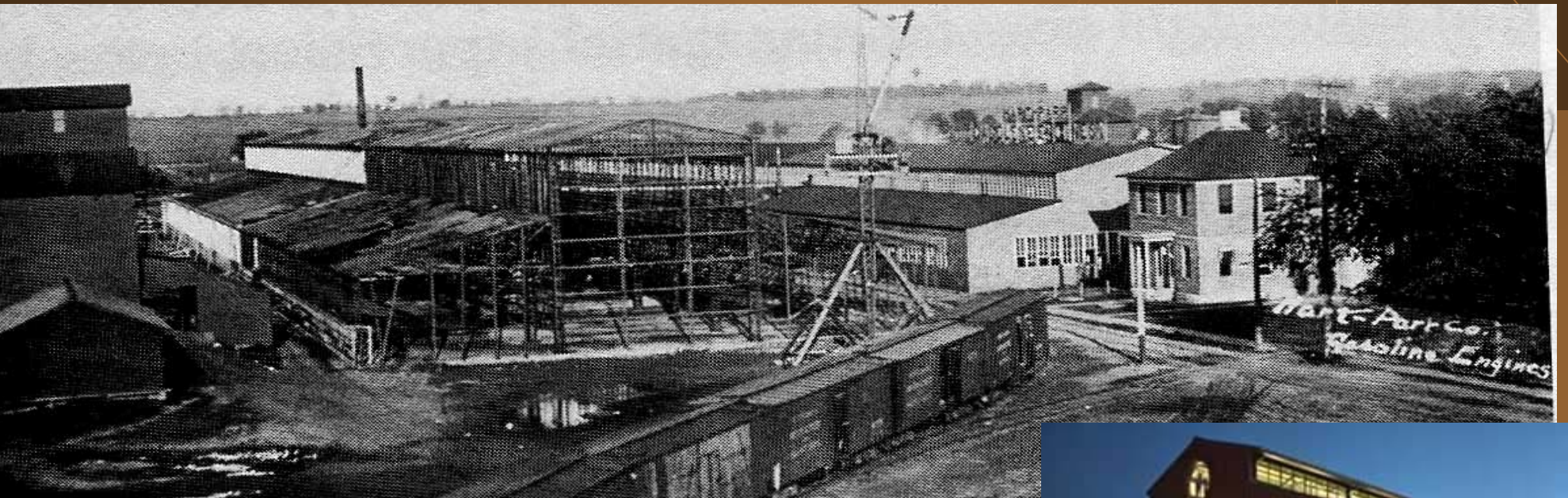
**Final Concept**

BRIAN CLARK & ASSOCIATES  
LANDSCAPE ARCHITECTURE PLANNING DESIGN



# Concept for Locating Museum at “West Factory” area of Site

- ◆ *Use Former Factory Architecture for Styling Theme*







# Concept for Locating Museum at “West Factory” area of Site



Oliver Development Park

Charles City Area Development Corporation

Museum Enlargement - Option B

BRIN CLARK & ASSOCIATES



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*In Summary..*

- ◆ *Outreach/Partner with Communities*
- ◆ *Encourage and Stimulate Reuse Ideas*
- ◆ *Focus on Issues – Diffuse Anxiety*



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*for more information contact:*

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